

KNOW ALL MEN BY THESE PRESENTS, That RICHARD P. CARD and MARY J. CARD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH W. DARROW and JANICE L. DARROW, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 308,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17th day of July, 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
JULY 17, 1984

Personally appeared the above named MARY J. CARD for herself and as attorney-in-fact for RICHARD P. CARD.

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

RICHARD P. CARD

MARY J. CARD  
STATE OF OREGON, County of ) ss.  
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Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Richard P. & Mary J. Card  
4480 Pine Grove Road  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Kenneth W. & Janice L. Darrow  
8230 Keeder Road  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19

SPACE RESERVED FOR RECORDER'S USE

at o'clock M., and recorded in-book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

12094

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.
5. Acceptance of Terms and provisions of Reclamation Extension Act, including the terms and provisions thereof, recorded May 28, 1917, in Volume 47 at Page 96, Deed Records of Klamath County, Oregon, between Ed Bloomingcamp and George Bloomingcamp to the United States of America.
6. Subject to easements for ditches carrying water to lands below subject property as set forth in Deed recorded December 14, 1959 in Book 317 at page 608, Deed Records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, dated October 13, 1975, and recorded October 14, 1975, in Volume M75, page 12715, Microfilm Records of Klamath County, Oregon, from Adair Properties, Inc., an Oregon corporation, to Richard P. Card and Mary J. Card, husband and wife, for existing water pipe line and maintenance thereof, together with the right to use said 6-foot by 6-foot pumphouse, pump, and well.
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: November 14, 1975  
Recorded: November 14, 1975  
Volume: M75, page 14392, Microfilm Records of Klamath County, Oregon  
Amount: \$28,000.00  
Mortgagor: Richard P. Card and Mary J. Card, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M34067) (Affects Parcel 2)
9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: August 10, 1979  
Recorded: August 10, 1979  
Volume: M79, page 19152, Microfilm Records of Klamath County, Oregon  
Amount: \$101,200.00  
Mortgagor: Richard P. Card and Mary J. Card, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P18016) (Affects Parcels 1 & 2)
10. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: September 20, 1980  
Recorded: September 25, 1980  
Volume: M80, page 18435, Microfilm Records of Klamath County, Oregon  
Amount: \$37,370.00  
Mortgagor: Richard P. Card and Mary J. Card, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P47030) (Affects Parcels 1 & 2)

The Grantees hereby agree to assume and pay the above described Mortgages in favor of the State of Oregon, represented and acting by the Director of Veterans' Affairs.

DESCRIPTION

Parcel 1

A piece or parcel of land situated in the Northeast 1/4 of Section 30, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, and running thence Westerly along the Northerly boundary of the said Section, 1573.5 feet, more or less, to a point, 1074.2 feet Easterly along the said boundary from the quarter section corner on the Northerly boundary of the said Section 30; thence Southerly 2657.5 feet, more or less, to a point in the Southerly boundary of the said Northeast quarter of the said Section 30 which is 1074.2 feet Easterly along the said boundary line from the Southwesterly corner of the said Northeast quarter; thence Easterly along the said boundary line 1565.2 feet, more or less, to the quarter section corner on the Easterly boundary of said Section 30; thence Northerly along the Easterly boundary of said Section 30, 2656.7 feet, more or less, to the said point of beginning.  
EXCEPTING from the above described property a strip of land 30 feet wide along the North side thereof.

ALSO EXCEPTING from the above described property the following described parcel:

Beginning at the quarter corner between Sections 29 and 30 said Township and Range; running thence North 206 feet; thence West 846 feet, more or less to the drain ditch; thence South along the drain ditch 206 feet, to the South line of the Northeast quarter of said Section 30; thence East 846 feet, more or less along said South line of the Northeast quarter to the place of beginning.  
ALSO EXCEPTING from the above described parcel, the following described parcel:

Beginning at a point 30 feet South and 30 feet West of the Section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian; thence South parallel to the Section line common to Sections 29 and 30, 208.71 feet to a point; thence Westerly at right angles 208.71 feet; thence Northerly at right angles 208.71 feet; thence Easterly at right angles 208.71 feet to the point of beginning.

ALSO EXCEPTING from the above described parcel the following:

A tract of land located in the NE $\frac{1}{4}$  of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the Section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, said point lying on the West boundary of the County road right of way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the County Road right of way a distance of 170.0 feet more or less to the point of beginning.

Parcel 2

The following described real property in Klamath County, Oregon:

A tract of land located in the NE $\frac{1}{4}$  of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, and more particularly described as follows:

Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, said point lying on the West boundary of the county road right of way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the county road right of way a distance of 170.0 feet, more or less, to the point of beginning.

TOGETHER WITH the following described easement:

A 15 foot wide easement for existing water pipe line and maintenance thereof, together with the right to use said 6 foot by 6 foot pumphouse, pump and well described as follows, said pumphouse being located approximately 590 feet West and 52 feet South of the Northeast corner of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, and said 15 foot wide easement thence running in a Southeasterly direction from said pumphouse to connect to the Westerly line of the property described in document recorded in Volume 277 at page 7 on August 24, 1955 to Ben Adair and Edith W. Adair, the Northeast corner of said tract being 30 feet West and 1,268 feet South of the Northeast corner of said Section 30.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 17th day of July A.D., 1984 at 4:16 o'clock P. M, and duly recorded in Vol M84, of Deeds on page 12093.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy